The City of Pelham
Commercial Development Authority Board (CDA) Meeting
February 20, 2024, at 6:00 p.m.
Council Conference Room - City Hall, Pelham, AL 35124
growpelham.com

MEETING MINUTES

I. Call to Order — Roberto Rodriguez, Board Chairman

CDA Board members present: Chair-Roberto Rodgriguez, Vice Chair-Tim German, Secretary/Treasurer-Matt Jaeh, General Board Members-Edna Felton and Darius Foster.

II. Agenda Approval, Additions, or Deletions — Robert Rodriguez, Board Chairman

A motion was made by Tim German to approve the agenda with the deletion of Item V. The motion was seconded by Edna Felton. Vote was unanimous.

III. Approval of the Minutes from the November 21, 2023, and January 23, 2024, CDA Board meeting.

A motion was made by Darius Foster to approve the minutes of both meetings with the spelling correction to CDA Board member Edna Felton's name as reflected in the minutes as presented. The motion was seconded by Tim German.

IV. Finance - 30-day Financial Report — Matthew Jaeh, Secretary/Treasurer

The monthly finance report was presented by Secretary/Treasurer Matt Jaeh. Discussion occurred regarding the need to have the Board signatures updated on the Central Alabama Accounts.

V. Economic Development ***(Deleted from Agenda)*** — Michael Simon, Economic Dev. Director
Pertinent Development Updates from City Hall

VI. Committees — Roberto Rodriguez, Board Chairman

A. Purchases, Disposals & Development Committee

Purchases - None submitted

Disposals

Welborn Property - ***A general discussion took place regarding the status of the Purchase & Sale Agreement being executed, the Development Agreement not being executed, and the timing involved. Additional discussion took place centered around the existing billboard sign located on the property, owned by Lamar Signs, the terms of their current lease with the CDA and the timing of it being removed. A motion was made by Matt Jaeh to authorize Board Chair Rodriguez to speak with CDA legal counsel, Josh Arnold, for an update on the terms of the lease with Lamar and the receipt of any current rent payments or payments in arrears. The motion was seconded by Edna Felton and the vote was unanimous.***

Development

Status of Fran's Property - ***A general discussion took place involving the various options and potential uses for the Fran's property ranging from continue to try and sell the property to developing it into a temporary food truck park. The Board also conversed about the properties located adjacent to the Metro PCS building on North Pelham Parkway and the potential to see another food truck location there as well as their desire to see those properties cleaned up and made more presentable.***

B. Policies, Procedures & Partnerships Committee

Policies - Update - CDA Proposed Legislative Revisions

Vice Chair German provided the rest of the Board with an update on the progress of the proposed amendment to the Alabama Statute governing CDA's and the extremely supportive efforts to gain support for the legislative change being made by State Senator Weaver. The Vice Chair also explained that although none existed, he indicated to State Senator Weaver that any construed reference to "eminent domain" in the draft legislation could be deleted.

VII. Executive Session (If determined necessary by the CDA Board) ***None.***

VIII. Call for Adjournment – ***7:35pm, motion to adjourn was made by Secretary/Treasurer Jah and seconded by Board member Foster. The vote was unanimously approved.***